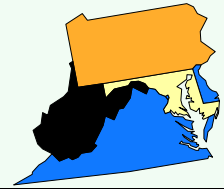




EPA REGION 3 MID-ATLANTIC REGION HAZARDOUS WASTE PROPERTIES LAND USE/REUSE ASSESSMENT



EPA has long supported the cleanup and reuse of contaminated sites. Although anecdotal success stories exist to show that revitalization of cleanup sites is occurring, Region 3 undertook a cross-program effort to collect quantifiable data empowering the region to measure progress toward this goal.

In the Spring of 2005, Region 3, in cooperation with EPA's Office of Solid Waste and Emergency Response, conducted a comprehensive assessment of land use and reuse occurring on Superfund, Federal Facility and RCRA High Priority Corrective Action sites in the Mid-Atlantic states. The purpose of the assessment was to determine:

- ▶ the number of sites and acres of land being addressed by these cleanup programs
- ▶ the extent of reuse, as well as vacant property at cleanup sites
- ▶ the types of reuse occurring

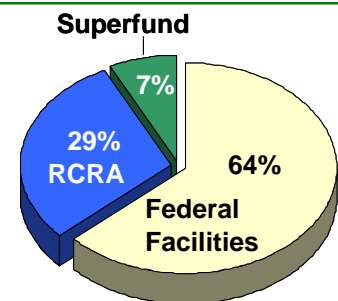
Land revitalization is the productive reuse of contaminated sites which promotes economic and social benefits to communities, results in faster and more protective cleanups, and helps protect green space.

Ancillary information collected included the relationship between the cleanup status of sites and reuse, agency efforts beyond cleanup, the tools used to facilitate reuse, and local economic, social or ecological benefits. As a result, Region 3 now has a baseline to measure progress in returning cleanup sites to use and quantifiable information for communicating revitalization accomplishments for its cleanup programs. Below are project highlights. The full report is available at www.epa.gov/region03/revitalization.

"...EPA's cleanup programs have set a national goal for returning formerly contaminated sites to long-term sustainable, and productive uses." 2003-2008 EPA Strategic Plan - Direction for the Future

Region 3 surveyed land use status at 511 cleanup sites with a total of 230,494 acres (roughly the land area that would cover 20% of the State of Delaware.)

- ▶ 174 Superfund National Priority List (NPL) sites, with 16,706 acres.
- ▶ 280 RCRA High Priority Corrective Action Facilities, with 67,823 acres
- ▶ 57 Federal Facilities with 145,965 acres
(48 regulated under Superfund; 9 under RCRA)



Percent Acres of Land by Program

Most Land at Cleanup Sites is Being Used

The assessment results show that in Region 3 the overwhelming majority of land (93% of all acres) in these programs is being used or has a plan for reuse. Of the land being used, 81 percent continues to operate in the same general manner as when the site was contaminated (e.g. industrial facilities, military sites). However a growing amount of cleanup sites have new uses. Across the programs, 15,981 acres (7% of the total land) at cleanup sites have been reused and an additional 11,010 acres (5% of the total land) have a plan for reuse.

Reuse is occurring during all stages of the investigation and cleanup. Considering that on average 4.5 acres of greenspace are preserved for every acre of contaminated property which is used, **Region 3's efforts to date have preserved an estimated 72,000 acres (about 112 square miles) of greenspace.** This assessment also identified 166 sites or portions of sites which are vacant, with 17,143 acres (an area about the size of Manhattan) of underutilized properties that may be available for reuse. However, some of these properties are not recommended for use or may have limitations in the kinds of use which would be safe because it is being used to manage waste (e.g. landfill). Ultimately, land use is a local decision. Region 3 will use this information to focus its efforts on underutilized properties and provide support to communities to revitalize them.

All site acres were first classified into four land use categories: (1) continued use (2) reused (3) planned reuse or (4) no current use/vacant. Areas in use at a site were further classified into type of use such as industrial, commercial, recreational, etc.

For Superfund NPL sites, 65 percent or two-thirds of Superfund acres are currently in some kind of use or have a planned reuse. The majority of these acres are in mixed use, industrial use or recreational use. More than half (54%) of all reuse and planned reuse occurring on NPL sites is for greenspace. A third of all Superfund acres in Region 3 are currently vacant and a third of these vacant areas are not recommended for reuse because of contamination remaining on the site. This leaves close to 3,800 acres on Superfund NPL sites that may have some potential for future reuse.

For RCRA Corrective Action, only two-thirds of RCRA sites are still exclusively industrial facilities. Of the remaining sites, 19 percent have a new use or a plan for reuse in-place on the entire site or a parcel. This reuse is occurring throughout the investigation and cleanup, proving that RCRA cleanups and reuse can work together. When redeveloped, this land is used for industrial operations about half the time, indicating that RCRA will manage a broader range of uses over time. With 14 % of sites vacant and additional areas as parcels, there is substantial opportunity for reuse at RCRA Corrective Action facilities.

For Federal Facilities, the vast majority of land is being used as operating military bases. However, there are close to 6,000 acres of vacant land on 10 sites that may have the potential for future reuse.

Significant Benefits Result from Reuse

About one third of the sites reported that benefits occurred, but quantifiable data was only reported for a few sites. However, the quantifiable information received demonstrates significant benefits occurring from the reuse or redevelopment of cleanup sites. For example:

Information was collected on the positive local economic, social and ecological benefits associated with reuse on the site, such as: jobs created; changes in property value; reuse investment; number of houses built; and green design.

- ▶ 38 sites reported a total of 24,986 jobs created
- ▶ 13 sites reported reuse investment totaling nearly \$4 billion in projected redevelopment investment
- ▶ 23 sites reported open space or sustainable reuse on the site
- ▶ 7 sites reported houses built totaling 189 new homes

The different tools (e.g. comfort letters, prospective purchaser agreements) used to facilitate reuse on each site was reported. This information can be used to demonstrate the level of efforts that agency staff are engaged in to support reuse.

Agency Efforts are Facilitating Reuse

In all programs, the Region is supporting reuse. Agency staff report using tools that support site reuse over 80% of the time.